

Memorandum

City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, Acting City Clerk
From: Devin S. Smith, Manager – Neighborhood Response Division
CC: File
Date: April 11, 2007
Re: Report of Expenses for the partial mitigation abatement of Vacant or Abandoned Building at 804 Sunny Place - Ward 5

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Vacant or Abandoned Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by removal of refuse, waste, trash, debris, vegetation, and graffiti, painting exterior, repairing roof, eaves and fascia board, conducting an asbestos survey and boarding property not boarded to City of Las Vegas specifications. The partial mitigation abatement was completed by C & W Enterprises on December 7, 2006 at a cost of \$9,120.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Exterior Paint	\$2,470.00
Repair evers	\$600.00
Repair Roof	\$1,200.00
Trash Removal	\$800.00
Vegetation Removal	\$800.00
Graffiti Removal	\$800.00
Repair Facia Board	\$800.00
Boarding Up Property	\$950.00
Asbestos Survey	\$700.00
AMOUNT DUE:	\$9,120.00
Administrative Processing Fee:	1,368.00
Sub-Total:	\$10,488.00
Reinspection Fees (w/late fees):	\$256.50
Civil Penalties:	\$3,800.00
TOTAL AMOUNT DUE:	\$14,544.50
Daily Civil Penalties (317 days @ 500/day = \$158,500.00) with the exception of 5 days previously assessed \$2,500 = \$156,000.00.	(Not to exceed) \$170,544.50
OWNER OF RECORD:	THOMAS & THERESA M. ALBANESE
PROPERTY ABATED:	804 SUNNY PLACE
ASSESSOR PARCEL:	139-28-304-004
LEGAL DESCRIPTION:	PT NE4 SW4 SEC 28 20 61

DSS:ed